

BOUNDARY AND TOPOGRAPHY NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THESE PLANS IS BASED ON ELECTRONIC FILES PROVIDED TO JKA FROM APEX ENGINEERING IN AUGUST 2019.

PROJECT SURVEYOR IS:
TIMOTHY J. MCDANIEL, PLS
2601 SOUTH 35TH, SUITE 200
TACOMA, WA 98409
PHONE: (253) 473-4494

HORIZONTAL DATUM
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM
NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK AND GEOID 2012A MODEL.

METHODS AND EQUIPMENT:
SURVEY PERFORMED WITH A 3" TOPCON TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS AND SUPPLEMENTED WITH A TOPCON HYPERLITE GPS RECEIVER UTILIZING RTK METHODS AND THE WASHINGTON STATE REFERENCE NETWORK. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090

SURVEY NOTES:

1. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN APRIL 2007, MAY 2007, AND JUNE 2019.
2. CONTOUR INTERVALS ARE ONE-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
3. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY AND TOPOGRAPHIC BASE MAP OF THE EXISTING CONDITIONS FOR PLANNING, DESIGN, AND CONSTRUCTION.
4. ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
5. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION.

CONSTRUCTION STAKING:
CONTRACTOR SHALL ENGAGE A LICENSED LAND SURVEYOR TO PERFORM CONSTRUCTION STAKING OF IMPROVEMENTS SHOWN HEREON. FIELD LOCATING AND STAKING OF PROPOSED SITE IMPROVEMENTS SHALL BE BY DIMENSIONS AND LABELS SHOWN ON DRAWINGS AND COORDINATES OBTAINED VIA ELECTRONIC DRAWING FILES WHICH WILL BE PROVIDED UPON REQUEST.

LEGAL DESCRIPTIONS:
PER STATUTORY WARRANTY DEED, AFN 200206030624.

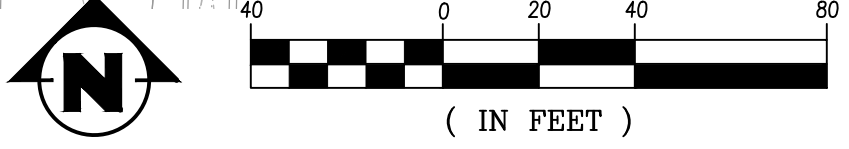
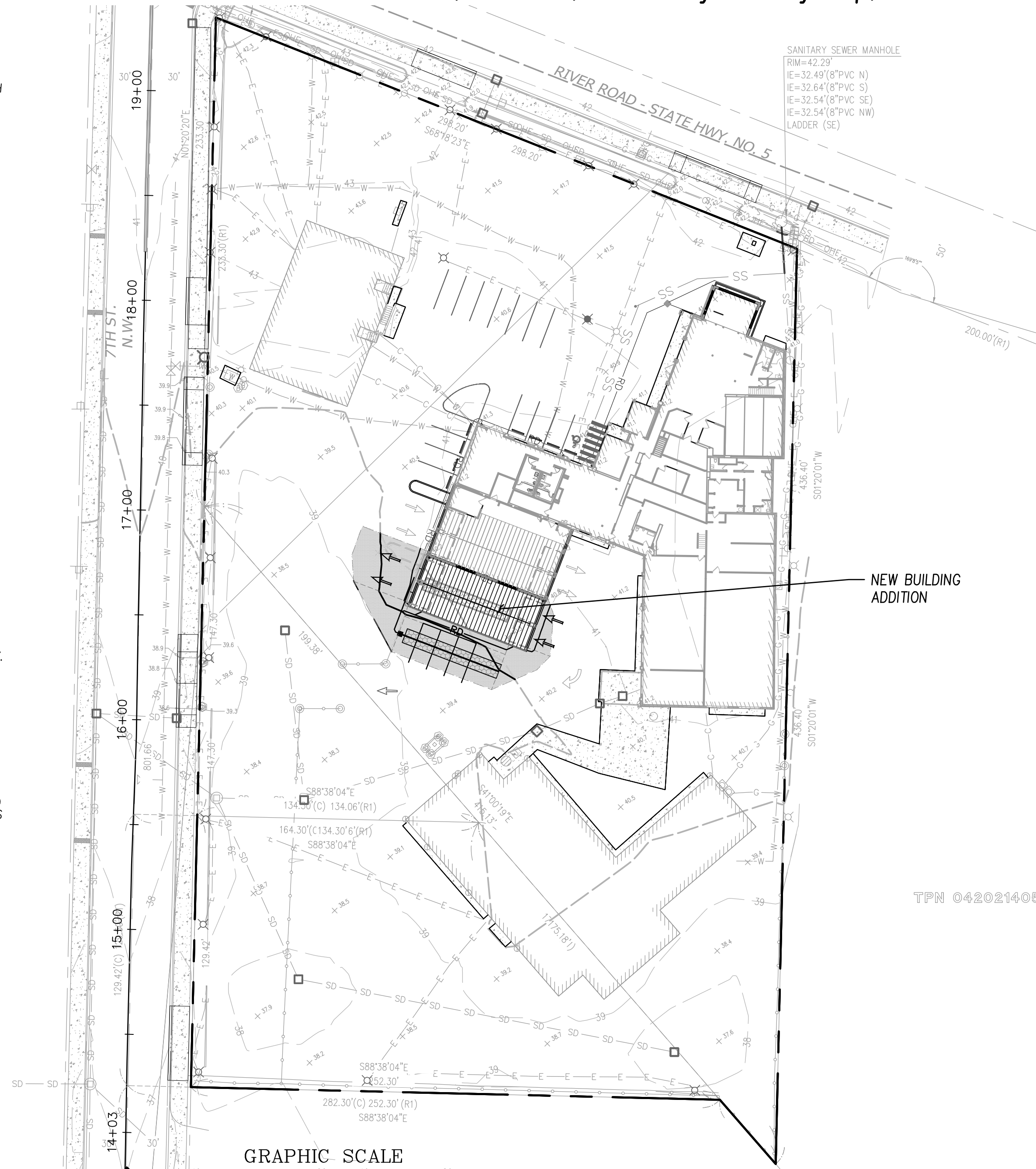
PARCEL 0420214017
COMMENCING AT THE NORTHWEST CORNER OF THE BRUCE A MERCER POST NO. 67 OF THE AMERICAN LEGION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1855113 AND RECORDED IN VOLUME 1194 OF DEEDS AT PAGE 32; THENCE 69°37' WEST ALONG THE SOUTH LINE OF STATE HIGHWAY NO. 5 FOR 200.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH PARALLEL WITH 4TH STREET NORTHWEST TO THE LINE DESCRIBED IN THE BOUNDARY LINE SETTLEMENT QUIT CLAIM DEED RECORDED IN VOLUME 1017 OF DEEDS AT PAGE 263 UNDER AUDITOR'S FILE NUMBER 1627552; THENCE NORTH 42°20' WEST ALONG SAID LINE TO ITS INTERSECTION WITH THE EAST LINE OF 7TH STREET NORTHWEST; THENCE NORTHERLY ALONG SAID EAST LINE 233.20 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF STATE HIGHWAY NO. 5; THENCE SOUTH 69°37' EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, BEING LOCATED IN SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. IN PUYALLUP, WASHINGTON.

PARCEL 04020214015:
COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 19 OF J.P. STEWART'S SEVENTH ADDITION TO THE TOWN OF PUYALLUP, W.T., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102; THENCE RUNNING NORTH ALONG THE WEST BOUNDARY OF 4TH STREET NORTHWEST, 300 FEET; THENCE WEST 120 FEET; THENCE NORTH 20.87 FEET, THENCE SOUTH 72°27'20" WEST 275.38 FEET; THENCE NORTH 42°20' WEST 482.93 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 42°20' WEST TO A STONE MONUMENT ON THE EAST LINE OF 7TH STREET NORTHWEST, AS CONVEYED PIERCE COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1212400, 733.30 FEET SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY NO. 5; THENCE SOUTH ALONG THE EAST LINE OF 7TH STREET NORTHWEST TO A MONUMENT 390.47 FEET SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY NO. 5; THENCE EAST 134.06 FEET TO THE POINT OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON

PARCEL 04020214060:
BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 19 OF J.P. STEWART'S SEVENTH ADDITION TO THE TOWN OF

MILAM MAZDA – REMODEL & ADDITION

Within the SW 1/4, SE 1/4, SEC. 21,
T.20 N., R. 4 E., W.M. City of Puyallup, WA



LOCATION MAP

PUYALLUP, W.T., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102; THENCE RUNNING NORTH ALONG THE WEST BOUNDARY OF 4TH STREET NORTHWEST (FORMERLY HARRISON STREET) IN SAID ADDITION, 300 FEET; THENCE NORTH 89°8' WEST 120 FEET; THENCE NORTH 20.87 FEET; THENCE SOUTH 72°27'20" WEST 275.38 FEET; THENCE NORTH 42°40' WEST 144.83 FEET; THENCE CONTINUE NORTH 42°20' WEST 338.10 FEET TO A STONE MONUMENT; THENCE WEST 164.00 FEET TO THE CENTER LINE OF 7TH STREET NORTHWEST AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST 164.06 FEET TO A STONE MONUMENT; THENCE SOUTH 42°20' EAST 175.18 FEET; THENCE NORTH 89°39' WEST 282.03 FEET TO A POINT ON THE CENTERLINE OF 7TH STREET NORTHWEST, WHICH IS SITUATE SOUTH 00°21' EAST 129.50 FEET FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 00°21' WEST 129.50 FEET TO THE TRUE POINT OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON. EXCEPT THE WEST 30 FEET FOR 7TH STREET NORTHWEST

- CITY OF PUYALLUP GENERAL NOTES:**
1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
 2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
 3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
 4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
 5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
 6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
 7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
 8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
 9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
 10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
 11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
 12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
 13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
 14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
 15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

CIVIL SHEET INDEX

SHT. C1.0 CIVIL COVER SHEET
SHT. C1.1 EXISTING CONDITIONS
SHT. C2.0 SWPPP
SHT. C3.0 GRADING, DRAINAGE & PAVING PLAN
SHT. C4.0 CIVIL DETAILS

ADDRESS:
608 RIVER ROAD
PARCEL NUMBERS:
0420214017
04020214015
04020214060
ZONING:
CG – GENERAL COMMERCIAL

UTILITIES LOCATE NOTE:
THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE FIELD AND FROM RECORDS. JKA ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN OR NOT SHOWN HEREON. CONTRACTOR IS ADVISED TO VERIFY THE EXACT SIZE, DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL FOR UNDERGROUND LOCATE AT 811 PRIOR TO CONSTRUCTION.

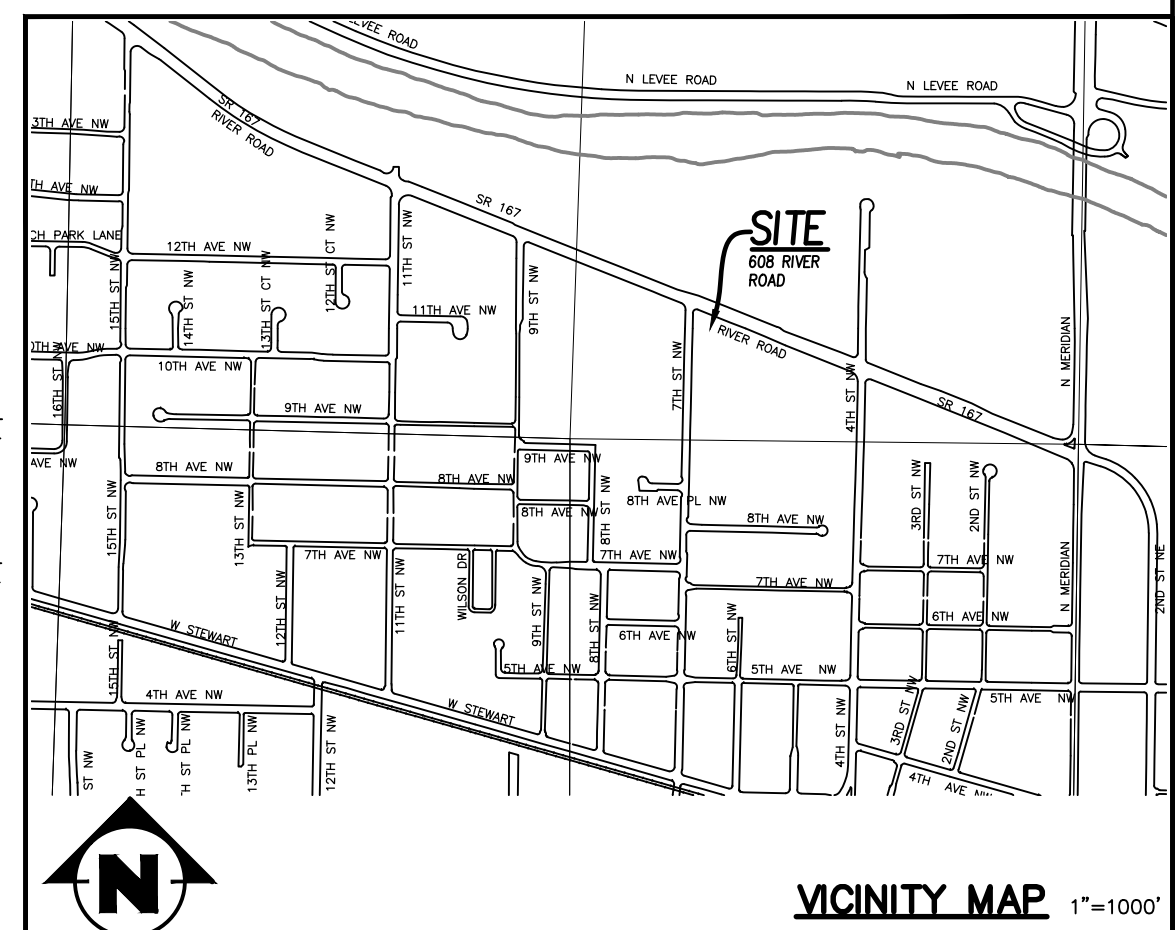
"CALL UNDERGROUND LOCATE AT 811 BEFORE YOU DIG"

GEOTECHNICAL NOTE:
CONTRACTOR SHALL PERFORM ALL UTILITY, PAVING, GRADING AND EARTHWORK OPERATIONS IN ACCORDANCE WITH CURRENT WSDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

EXPOSED SURFACES STABILIZATION NOTE:
EXPOSED AREAS AND SOIL STOCKPILES MUST BE STABILIZED ACCORDING TO THE FOLLOWING SCHEDULE:

1. FROM APRIL 1 TO OCTOBER 31 ALL DISTURBED AREAS AT FINAL GRADE AND ALL EXPOSED AREAS THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITHIN 10 DAYS.
2. FROM NOVEMBER 1 TO MARCH 31 ALL EXPOSED SOILS AT FINAL GRADE SHALL BE STABILIZED IMMEDIATELY USING PERMANENT OR TEMPORARY MEASURES. EXPOSED SOILS WITH AN AREA GREATER THAN 5,000 SQUARE FEET THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 24 HOURS AND EXPOSED AREAS OF LESS THAN 5,000 SQUARE FEET THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED IMMEDIATELY.

ALL DISTURBED AREAS WHICH ARE NOT PLANNED TO BE CONSTRUCTED ON WITHIN 90 DAYS FROM TIME OF CLEARING AND GRADING SHALL BE REVEGETATED WITH THE NATIVE VEGETATION.



APPROVED
BY: *Tim McDaniel*
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: **03/26/2026**

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE CITY ENGINEER

DRAWING TITLE:
CIVIL COVER SHEET

PROJECT: **MILAM MAZDA
REMODEL & ADDITION
608 RIVER ROAD**

OWNER: **BERGEN-MORE LLC
608 RIVER ROAD
PUYALLUP, WA 98371**

NO.	DATE	REVISIONS
1	11/13/25	CHANGE REVISE SHEETS C3.0 & C4.0

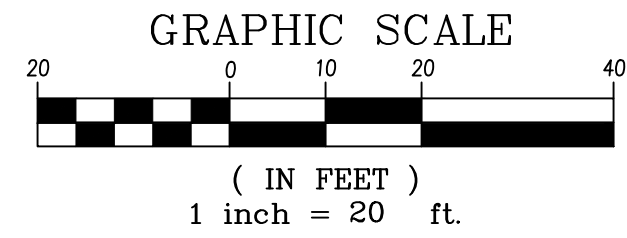
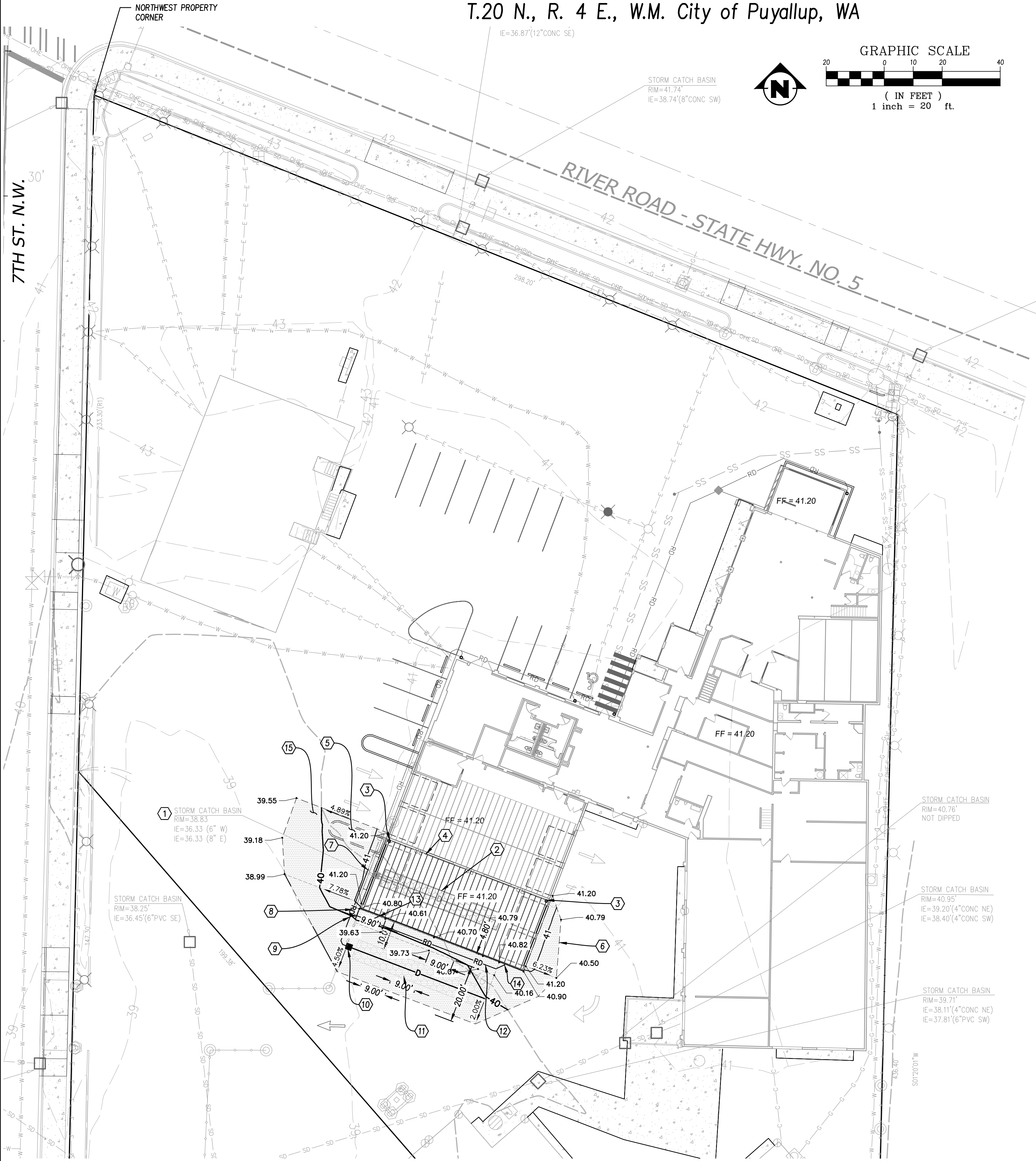
DESIGNED BY: JKA
DRAWN BY: SRD
CHECKED BY: WMS
SCALE: AS SHOWN
SHEET: 1/4-21 T 20 N R 4 E
CITY/CO: PUYALLUP, WA



JKA CIVIL ENGINEERING
950 Broadway, Suite 305
Tacoma, WA 98402
PH: (253) 539-1400
JKAMail@gmail.com

JKA PROJECT NO.
2502
DRAWING NAME
2502-COVER
SHT. C1.0 OF 5

MILAM MAZDA – REMODEL & ADDITION
 Within the SW 1/4, SE 1/4, SEC. 21,
 T.20 N., R. 4 E., W.M. City of Puyallup, WA



PIPE BEDDING NOTE:

TRENCH BEDDING AND BACKFILL FOR ALL NEW STORM SYSTEM PIPING SHALL MEET THE REQUIREMENTS OF CITY STANDARD 06.01.01 ON SHEET C4.0

EXISTING STORM NOTE:

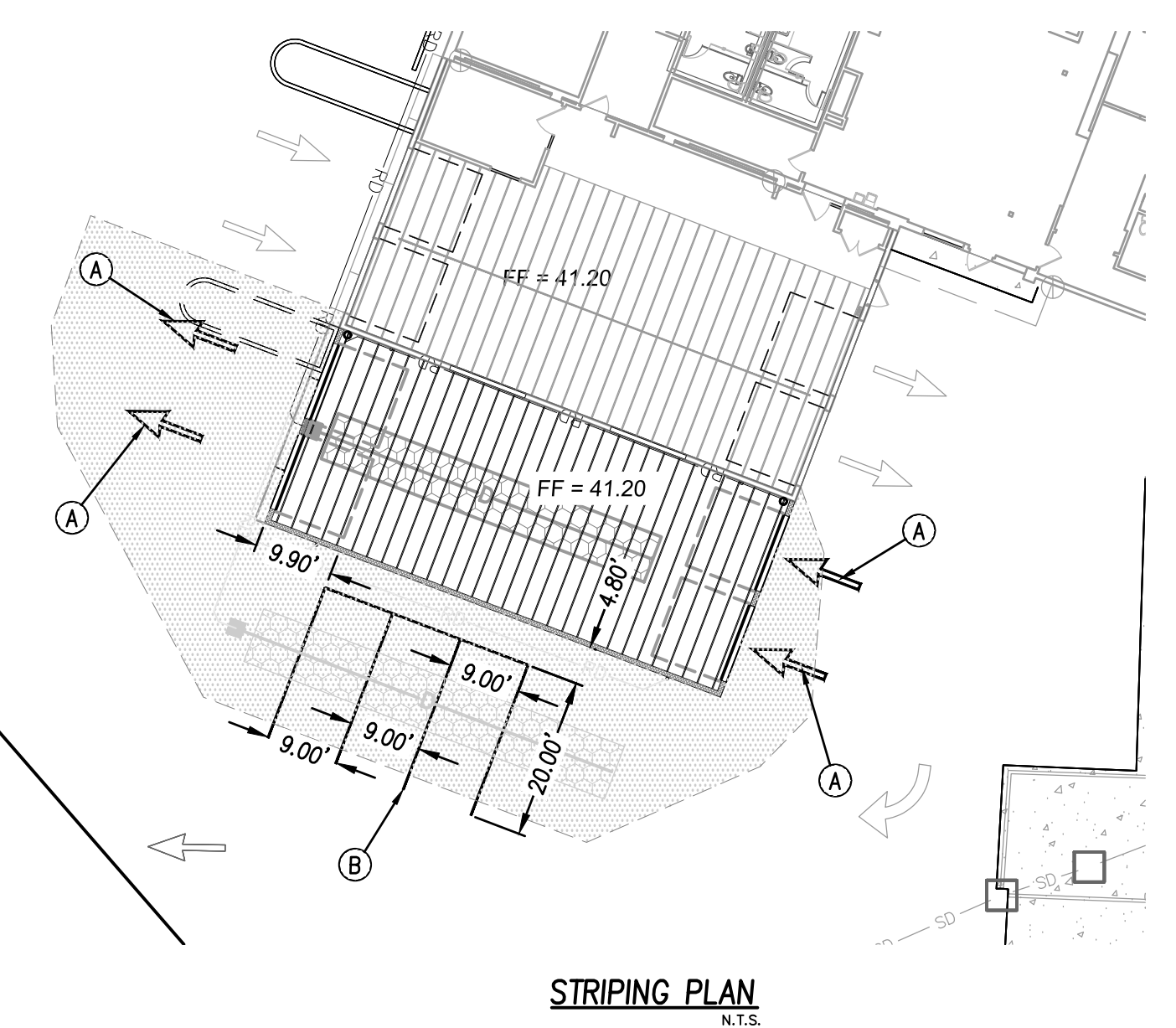
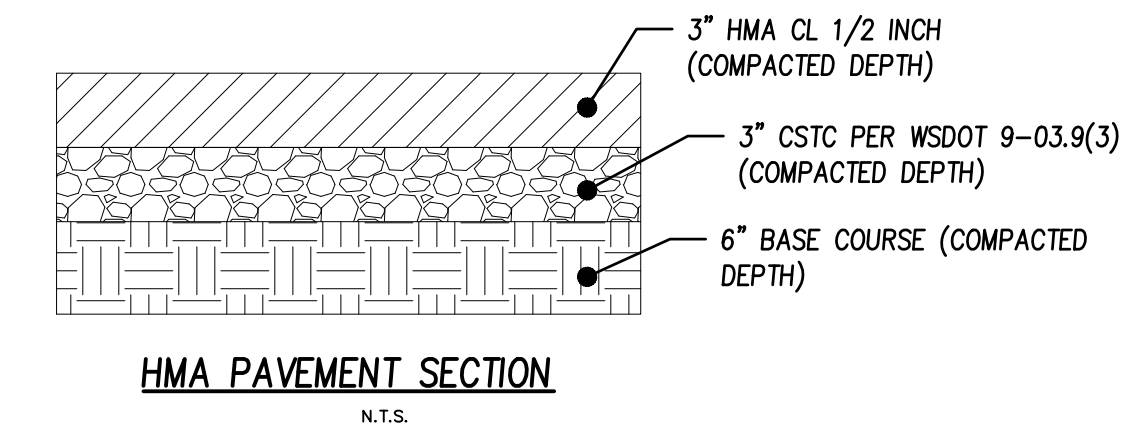
CONTRACTOR SHALL JET AND CLEAN EXISTING ON-SITE STORM PIPES AND CATCH BASINS IN THE IMMEDIATE VICINITY OF CONSTRUCTION AFTER SITE CONSTRUCTION HAS BEEN COMPLETED.

CONSTRUCTION NOTES:

- 1) REMOVE EXISTING CATCH BASIN.
- 2) ABANDON EXISTING INFILTRATION TRENCH AND ASSOCIATED PERFORATED PIPE IN-PLACE OR REMOVE IF RECOMMENDED BY BUILDING STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER.
- 3) REMOVE EXISTING BUILDING DOWNSPOUTS PER DIRECTION OF BUILDING ARCHITECT.
- 4) REMOVE EXISTING 6" PVC ROOF DRAIN CONVEYANCE PIPING (58 LF±).
- 5) REMOVE CONCRETE CURB AND LANDSCAPING FROM LANDSCAPE ISLAND.
- 6) SAWCUT LINE OF EXISTING PAVEMENT (TYP). REMOVE EXISTING PAVEMENT BETWEEN SAWCUT LINE LIMITS; DISPOSE OF HMA IN APPROVED OFFSITE LOCATION.
- 7) CONNECT NEW 6" PVC PIPING TO EXISTING 6" PVC PIPE.
- 8) INSTALL 30 LF 6" PVC SDR35 @ 0.5% MINIMUM W/45" PVC BENDS
- 9) INSTALL 6" PVC WYE.
- 10) INSTALL TYPE 1 CB W/SOLID LID AND 8" TEE PER CITY STANDARD 02.05.02 ON SHT C4.0
 RIM: 39.41
 IE: 35.67 (6" W)
 IE: 35.50 (8" E)
- 11) INSTALL INFILTRATION TRENCH W/8" PERF PVC PIPE PER DETAIL ON SHT C4.0. DRAINROCK DIMENSIONS = 48" L x 7" W x 5" D
 TOP ELEV = 38.50. BTM ELEV = 33.50. 8" PERF PIPE IE = 35.50
- 12) INSTALL 57 LF 6" PVC SDR35 @ 0.5% MIN W/45" PVC BENDS AND WYES AS NEEDED.
- 13) INSTALL 3 LF ROOF DRAIN PIPING TO CONNECT TO 6" WYE IN ROOF DRAIN TIGHTLINE PIPING.
- 14) INSTALL 3 LF ROOF DRAIN PIPING TO CONNECT TO 6" WYE IN ROOF DRAIN TIGHTLINE PIPING.
- 15) RESTORE HMA PAVING PER SECTION DETAIL ON THIS SHEET AND GRADE PER ELEVATIONS SHOWN ON THIS SHEET.

APPROVED
 BY: *[Signature]*
 CITY OF PUYALLUP
 ENGINEERING SERVICES
 DATE: 03/26/2026

UTILITIES LOCATE NOTE:
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CALL UNDERGROUND LOCATE AT 811 BEFORE YOU DIG



- STRIPING NOTES:**
- A) PAINT TRAFFIC ARROWS PER ARCHITECT'S SITE PLAN
 - B) INSTALL WHITE LANE STRIPING AS SHOWN

DRAWING TITLE: GRADING, DRAINAGE & PAVING PLAN

PROJECT: MILAM MAZDA REMODEL & ADDITION
 608 RIVER ROAD

OWNER: BERGEN-MORE LLC
 608 RIVER ROAD
 PUYALLUP, WA 98371

NO.	DATE	REVISIONS
1	11/13/25	ADD STRIPING, RAISE DRAINROCK TRINCH 6"

DESIGNED BY: JKA
 DRAWN BY: SRD
 CHECKED BY: WMS
 SCALE: AS SHOWN
 S.E. 1/4-21 T.20 N. R.4 E.
 CITY/CO.: PUYALLUP, WA

JKA CIVIL ENGINEERING
 950 Broadway, Suite 305
 Tacoma, WA 98402
 PH: (253) 539-1400
 jka@jkaengineers.com

JKA PROJECT NO. 2502
DRAWING NAME 2502-GD
SHT. C3.0 OF 5

